



**September 2006**

The latest news from Seattle's Department of Planning and Development  
(formerly the Department of Design, Construction and Land Use)

## Interdepartmental Permit Process Coordination Project Launching Sept. 12

After a multi-year process with input from community stakeholders and City staff, on Sept. 12, DPD and participating departments will be implementing changes to the construction permitting process. The project, known as the IDT Project, began in response to the Mayor's Executive Order to improve coordination among City departments and to align the permitting process for private development at DPD and right-of-way (ROW) development at the Seattle Department of Transportation (SDOT). After implementation of the new process, applicants will be able to:

- Obtain a consolidated report with different City departments' analyses and key requirements related to ROW improvements
- Avoid late identification of costly design requirements
- Reduce gaps and contradictory information from different departments



see **permit process** on page 2



### Address Records Worksheet to be Replaced

As of Sept. 12, 2006, a new form called the Preliminary Application will replace the Address Records Worksheet (ARW). The new application was developed as part of the Interdepartmental Coordination Project.

— details on page 2

## Council Adopts Design Guidelines for North Beacon Hill Neighborhood

Those looking to develop in the North Beacon Hill neighborhood now have a set of guidelines to help them. On July 10, the City Council adopted the North Beacon Hill Neighborhood Design Guidelines, a key implementation strategy of the North Beacon Hill Neighborhood Plan.

Residents, business and property owners in the North Beacon Hill neighborhood outlined a vision to guide the future development of the neighborhood as a place where neighbors may meet, where local businesses thrive in a pedestrian environment, and where streets are pleasant public places. Neighborhood advocates anticipate that the design guidelines will be an additional tool to enhance the area's intimate

see **design guidelines** on page 4

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### Monthly Highlights

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[www.seattle.gov/dpd](http://www.seattle.gov/dpd)



# ASERVICEALERTS

Helping applicants navigate the permit process

## Process Change for Environmental Sign Installation

Beginning Oct. 1, 2006, applicants will be responsible for installing their own environmental signs—the large white signs required for projects subject to environmental or SEPA (State Environmental Policy Act) review. In the past, DPD contracted with a private company to install and remove these signs. DPD will continue to inspect the signs for location, conformity to standards, and to enter the public comment dates.

Applications requiring the environmental sign are not considered complete until the sign has been installed. It is anticipated that this process change will result in reduced time between the date of application and the date of public notice.

A DPD Director's Rule detailing the sign specifications and process for notifying DPD when the sign has been installed will be available in September.

For questions or comments, please contact:

**Sue Putnam, DPD PRC Manager**  
(206) 684-8275  
sue.putnam@seattle.gov

DPD's Applicant Services Center is located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8850.

## permit process, cont. from page 1

- Learn about street improvement requirements prior to applying for construction permits
- Reduce conflicts between building plans and street improvement plans
- Better scope and plan project budgets

Preliminary applications for new building permits will also be subject to a \$375 SDOT fee, collected by DPD when the application is submitted. This fee covers the time that SDOT will spend reviewing the site plan, coordinating any street improvement issues with DPD, and giving permitting information to the client. This will allow SDOT to provide earlier guidance to applicants on decisions within SDOT's jurisdiction and lessen the likelihood of conflict later in the review process.

To help navigate the new process, DPD has revised several Client Assistance Memos (CAMs), created a few new CAMs, and replaced the Address Records Worksheet with the new Preliminary Application (effective Sept. 12, see below). CAM 100 (new), *Getting a Multifamily or Commercial Construction Permit from DPD*, and CAM 101, *Getting a Single Family Building Permit from DPD*, describe the permitting process; CAM 103, *Site Plan Requirements*, highlights the changes in site plan requirements to support the new process; and CAM 205 (new), *Street and Alley Improvement Exceptions*, describes the new street improvement exception process. Additionally, SDOT has published CAM 2200, *Street Improvement Permitting Process*, and CAM 2201, *Plan Requirements for Construction in Public Rights-of-Way*.

In early September, CAMs 100, 101 and 103 will be available through DPD's Applicant Services Center, 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8850, or online at [www.seattle.gov/dpd/cams](http://www.seattle.gov/dpd/cams). CAM 205 will be made available Sept. 12.

If you have questions, please contact:

**Roberta Baker, DPD ASC Manager**  
(206) 684-8195, [roberta.baker@seattle.gov](mailto:roberta.baker@seattle.gov)

## New Form Replaces Address Records Worksheet

In early September DPD will begin asking applicants to fill out a Preliminary Application instead of the Address Records Worksheet (ARW).

The Preliminary Application requires more information than the ARW. By gathering more information at the outset of a project, DPD plans to streamline the permitting process both internally and with other City of Seattle departments. The information gathered will be shared across departments with the use of new web-enabled technology. As a result, other departments will be able to provide important design requirements for applicants.

The Preliminary Application was developed during the Interdepartmental Coordination effort, and will replace the ARW shortly before the Interdepartmental Coordination effort goes into effect Sept. 12. For more information about the Interdepartmental Coordination Project, please see page 1.

If you have questions about this change, please contact:

**Roberta Baker, DPD ASC Manager**  
(206) 684-8195, [roberta.baker@seattle.gov](mailto:roberta.baker@seattle.gov)

## New Hours for Seattle Public Utilities GIS Map Counter

Beginning Friday, Aug. 25, the Seattle Public Utilities (SPU) GIS Map Counter hours of operation have changed as reflected at right.

The SPU GIS Map Counter offers maps and mapping services, including: standard maps that have been designed and are pre-printed at set sizes and scales; an express mapping service that quickly produces simple, pre-designed maps with a combination of themes chosen by the customer from a set list; custom mapping for meeting specialized mapping and analysis requests; and reprint maps that are exact duplicates of recently created custom maps or maps for which the computer code that creates them may be re-run without revisions.

Map orders can be made in person during business hours by visiting the SPU GIS Map Counter, located next to DPD's Public Resource Center on the 20th floor of the Seattle Municipal Tower, 700 Fifth Ave.

Map orders submitted by telephone, fax or email will continue to be accepted (please allow a one-business-day turnaround for orders submitted after business hours):

- Phone: (206) 684-0965
- Fax: (206) 233-2171
- Email: [gismap@seattle.gov](mailto:gismap@seattle.gov)

For more information, please visit the GIS Map Counter website at [www.seattle.gov/gis/docs/mapctr.htm](http://www.seattle.gov/gis/docs/mapctr.htm).

### SPU GIS Map Counter New Business Hours:

Monday.....8 a.m.-5 p.m.  
Tuesday.....10:30 a.m.-5 p.m.  
Wednesday.....8 a.m.-5 p.m.  
Thursday.....10:30 a.m.-5 p.m.  
Friday.....10 a.m.-3 p.m.

## TREE PROTECTION NOTICE

### *What You Need to Know Before You Cut*

If your yardwork includes removing trees, please be aware of the following regulations:



#### UNDEVELOPED LOTS

Any person, firm or corporation who removes a tree(s) 6 inches or greater in diameter on undeveloped lots; exceptional trees on undeveloped land or on a lot developed with a single family house located in a zone other than single family; or trees identified to be preserved as part of a land use decision shall be subject at minimum to a civil penalty in the amount equal to the appraised value of the tree(s) affected in accordance with the Guide for Plant Appraisal, 9th Edition, or successor. (SMC 25.11.100.D.1)

#### ENVIRONMENTALLY CRITICAL AREAS (ECAs)

Removing, clearing or any action detrimental to habitat, vegetation or trees is prohibited within a critical area. Only non-native and hazardous trees can be removed within an ECA and only with the approval by DPD of a re-planting plan. (SMC 25.09.320)

Restoration of the site will be required, and a cumulative penalty of \$500 per day may be imposed until the restoration is completed. For removing, clearing or taking any action detrimental to a tree over 6 inches in caliper, an additional penalty of \$5,000 shall be assessed.

If you have any questions about these regulations, please contact:

**Rob Knable, DPD Senior Ecologist**  
(206) 733-9817, [rob.knable@seattle.gov](mailto:rob.knable@seattle.gov)





City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Green Building
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

*"Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle."*

## Council Adopts Changes to Bed and Breakfast Regulations

On Aug. 14, 2006, City Council adopted legislation changing the way the City regulates bed and breakfasts in single family and multifamily neighborhoods. The intent of these changes is to ensure that bed and breakfasts operate in a way that maintains the character of residential neighborhoods. The legislation will be effective Sept. 16.

Key changes include:

- Interior and exterior structural alterations. Under existing regulations, no structural alterations necessary to operate a bed and breakfast are allowed in single family neighborhoods. This requirement has been changed to allow structural alterations consistent with the development standards of the underlying zone. However, no bed and breakfast may be established in structures less than five years old.
- Dispersion. In single family neighborhoods no bed and breakfast can be located within 600 feet of another bed and breakfast.
- Number of guest rooms. Bed and breakfasts may have up to five guest rooms. Previously, bed and breakfasts were limited to three guest rooms or suites.

In addition to these changes, applicants seeking to establish a new bed and breakfast must develop an operations plan for distribution to all property owners within 300 feet prior to establishing the bed and breakfast use. The operations plan must address a number of "neighborhood mitigation" provisions such as parking policies and transit information; hours of operation including quiet hours; hours for service delivery; and design measures to minimize light, noise and other potential impacts that operation of a bed and breakfast may generate. Bed and breakfasts in multifamily neighborhoods are not required to prepare an operations plan.

For more information contact:

**Jim Holmes, DPD Land Use Planner**  
(206) 684-8372, [jim.holmes@seattle.gov](mailto:jim.holmes@seattle.gov)

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### design guidelines, *cont. from page 1*

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scale and historic character.

These guidelines will augment the existing "Citywide Design Guidelines for Multifamily and Commercial Buildings." The North Beacon Hill guidelines are the fifteenth set of neighborhood-specific design guidelines to be adopted by the City. They will assist the City's Design Review Board in evaluating the design of new multifamily and commercial buildings in the North Beacon Hill neighborhood.

North Beacon Hill's neighborhood design guidelines became effective Aug. 19, 2006. You can download a copy of the guidelines now at [www.seattle.gov/dpd/Publications/Design\\_Review\\_Guidelines](http://www.seattle.gov/dpd/Publications/Design_Review_Guidelines) (click on the link for "Neighborhood-Specific Design Guidelines") or purchase a copy from the DPD Public Resource Center, 20th floor of Seattle Municipal Tower at 700 Fifth Ave, (206) 684-8467.

If you have questions about the North Beacon Hill Neighborhood Design Guidelines, please contact:

**Mike Podowski, DPD Land Use Planner**  
(206) 386-1988, [mike.podowski@seattle.gov](mailto:mike.podowski@seattle.gov)

# SPC

## Seattle Planning Commission

The Seattle Planning Commission is an independent body that advises the Mayor, City Council, and City departments on broad goals, policies and plans for Seattle's physical development.

The Puget Sound Regional Council (PSRC) is updating Vision 2020, the regional long-range growth management, economic and transportation strategy for the central Puget Sound region. Vision 2020 was last revised in 1995 and is being updated to provide a comprehensive regional approach to manage growth through the year 2040. The strategy covers King, Kitsap, Pierce and Snohomish counties and their respective cities and towns. The PSRC issued a draft environmental impact statement (DEIS) and solicited comments from the public in advance of issuing a Supplemental Draft Environmental Statement this fall.

The Seattle Planning Commission reviewed the DEIS and provided its observations and suggestions to the PSRC. The DEIS included several scenarios as to how the Puget Sound region could accommodate the expected increase in population and jobs between now and 2040. Seeing the raw numbers and how they translate to actual growth scenarios has given the commission a new perspective on our challenge as a city to accommodate increases in population and employment.

At this point the commission favors the Metropolitan Cities alternative or the Larger Cities alternative. Focusing the bulk of the region's future growth into the largest existing cities in the region makes the most sense based on planning principles such as environmental impacts, livability and ensuring linkages between transportation and land use. Accommodating such substantial new growth will require proactive planning in order for the region to maintain a high quality of life and continue fostering great livable communities while retaining neighborhood character. As the PSRC evaluation moves to the next level, the Planning Commission has asked them to consider three key issues: 1) impacts to regional industrial lands; 2) housing affordability; and 3) transportation.

### Impacts to Regional Industrial Lands

The commission has advocated for the past several years that the City of Seattle review its industrial lands strategy. It is our view that Seattle's industrial lands are a valuable regional resource that accommodates significant employment, supports the city and regional economy, and provides a location for important infrastructure that contributes to making Seattle a livable place. We recognize the importance of industrial lands on a regional scope and the complicated set of relationships that are developed in a region's industrial network. We recommended the PSRC consider the economic needs of the industrial sector, plus those of the region, and accommodate those needs in their growth projections. We believe that success in supporting and promoting a thriving industrial sector is a key element of ensuring a thriving Puget Sound region in the future.

### Housing Affordability

Housing affordability is another issue on which the commission has spent a considerable amount of time and effort in the past several years. We are a strong advocate for expanding housing choices, and we want to make sure that the region's economic success and our desire to protect what makes Seattle special does not simply price people out of their ability to live here. The City has some tools at its disposal to address those issues, but the problem is truly regional and will only be adequately addressed at that scale. Therefore, we recommend that the PSRC consider where population growth will be accommodated and how that will both influence and be influenced by affordability. Directing growth on a regional scale, along with myriad decisions about the region's infrastructure, is one of the most important aspects of the council's work in ensuring that we will live in a region that is accessible to everyone.

see **planning commission** on page 10

# Seattle Design Commission Update



"Championing civic design excellence in Seattle's public realm"

This summer has been a busy time for the Design Commission, especially as several major projects come up for benchmark decisions. The commission offered advice to City Council, the Mayor and other officials on several major projects, including:

**Central Waterfront Plan** – In early June, the Design Commission joined representatives from the Planning Commission in briefing Council's Urban Development and Planning Committee on the Central Waterfront Plan. The commission reiterated its desire to have the City move forward with funding for the next phase of design work on a Public Realm Plan, while noting the need to address the future direction of the Viaduct project since the two projects are integral to one another.

**Parks Waterfront Master Plan** – update on three conceptual schemes that are being considered in the DEIS, with support from the commission, to move forward with a reduced scope for the project that looks only at proposed improvements along the western edge of Alaskan Way until the future of the Viaduct Replacement is determined. The commission prefers two schemes, Aqua Link or Multi-Purpose, for their focus on the pedestrian experience alongside the natural habitat and potential for real use in an urban setting.

**Colman Dock Redevelopment** – approved ongoing work on conceptual schemes with a preference for an iconic, tall and thin structure rather than a set of low and flat structures, and reviewed the team's impressive working model. The commission reiterated its concern for pedestrian nodes, respecting views and co-locating cultural facilities, rather than fully commercial ones, as Washington State Ferries continues to explore public and private partnerships on-site.

**Alaskan Way Viaduct and Seawall Replacement Project** – In July, the commission sent a letter to City Council members urging them to not put the Viaduct project out for a public vote, but rather to make a decision on their own, as legislators with a wealth of informa-

tion and analysis in hand. The commission has spent a good deal of time reviewing documents to advise the City on various aspects of the project over the last five years. Additionally, in August, the Design and Planning commissions sent a joint letter to the state's Expert Review Panel (ERP), summarizing their collective opinions on the project to date and urging thoughtful consideration of options that mutually serve the state's and city's interest to realize an improved transportation corridor that also creates new opportunities for Seattle's waterfront.

*Quarterly Briefing by City/State Integrated Team* – The commission appreciated the balanced and sophisticated public relations materials that clarify the three options now being considered. Also, they applauded the team's focus on public concerns for funding; the Expert Review Panel that was recently convened to advise the governor on both the Viaduct and SR-520; efforts to minimize construction delays; and making utility work a priority.

*Ongoing Quarterly Briefing* – Ongoing regular review of this major project will be important as a final decision on the state's preferred option will be made by the governor in early 2007.

**SR-520 Improvement Project** – In late July, the commission was invited to brief Council's Committee of the Whole on the SR-520 project. Over the last four years, the commission has weighed in on the project seven times. Commissioners noted their continued support for: the four-lane option; minimizing the width and height of any option; and design solutions, not merely engineered options, with refinements that look at materials, edge treatment, lid structures, the environmental habitat and that consider the pedestrian and human experience both above ground and below the bridge. They see some merit in the Pacific Interchange option – but also were concerned that it merely moves impacts further north out of Montlake and east onto the natural habitat of the Arboretum. This fall, the commission will comment on the urban design element of the draft environmental impact statement (DEIS) and offer City officials final recom-

mendations on the Preferred Alternative, reassessing the merits of a four-lane vs. six-lane option, a recent request from Council.

Outside of commission meetings, in July and August, commission members and staff joined with Mayor's Office staff in conducting interviews for new commissioners to replace four outgoing members. Final decisions will be made by the Mayor, with confirmations by City Council expected early this fall.

In addition, in early September, the commission will co-host a half-day workshop with City staff and their consultants on site design opportunities for the Public Safety Building site due west of City Hall. The site was first identified for redevelopment in the 1999 Civic Center Master Plan, but the changing urban design context suggests a new look at how best to optimize its use.

Highlights from recent reviews at regular bi-monthly commission meetings include:

**Woodland Park Zoo Garage** – approved the schematic design by a vote of 6:3 supporting the integrated design approach that relies heavily on landscaping to buffer public views from the street. The commission recognizes the project is a challenging one, and that many in the community are frustrated by the decision to move forward with a new above-ground garage, but finds the design team to be doing a more than capable job of balancing the building design with its context. They also encouraged the zoo to expedite funding for a new west entry plaza adjacent to the garage, recognizing that the two projects are integral to improving pedestrian and general public access to the site.

**Goodwill Redevelopment Street Vacations** – approved the public benefits package which includes commitments for peripheral streetscape improvements, a public stair through the site, and additional park space off-site to meet community needs, with several conditions and a request to see design details of all these features as they develop further.

**Seattle Center Sustainability Task Force Report and Lot 2 Garage** – The commission found the report to be compelling as a framework for future development choices, encouraged a balance of user needs, suggested opening up the west side of the center north and south of Key Arena, and supported the emphasis on green space and the idea of parking below Memorial Stadium. The commission also approved design development of the garage, applauded the ever-evolving green roof design, urged for continued emphasis on pedestrian safety along Harrison Street, and asked to see wayfinding and signage at a subsequent review.



*Colman Dock Redevelopment early conceptual design ideas were reviewed by the Design Commission on Aug. 3.*

## Upcoming

Several projects are tentatively scheduled on Design Commission agendas this fall:

### Seattle Public Utilities Facilities Master Plan

– briefing on significant new investment for a solid waste intermodal transfer station in Georgetown and replacement of existing recycling and disposal stations in both north and south Seattle

### Hancock Fabrics Alley Vacation in West Seattle and CarrAmerica West Highland Street Vacation in South Lake Union

– Review of two vacations are proposed, the first as part of a mixed commercial and residential development in West Seattle near the Junction and the second as part of a major phased, mixed-use commercial and retail development on the west shore of Lake Union.

**Neighborhood Fire Stations** – early review of two major improvements to existing stations in Rainier Valley and Northgate. Outside of regular meetings, the commission will also participate on the consultant selection panels for five additional stations that will soon get underway with design work.

**Northgate** – Thornton Creek Water Quality Channel and Third Avenue Northeast Street Improvements – ongoing review of design work on the latest public investments in the area (postponed from the summer).

Design Commission meetings are open to the public and are held the first and third Thursday of each month in the Boards and Commissions Room in City Hall. For more information on Design Commission activities, visit [www.seattle.gov/designcommission](http://www.seattle.gov/designcommission) or contact:

Layne Cubell, Design Commission Senior Staff at DPD,  
(206) 233-7911, [layne.cubell@seattle.gov](mailto:layne.cubell@seattle.gov)



CityDesign leads the design of Seattle's public realm, using its professional design and facilitation skills to bring together government agencies, project developers and Seattle's citizens to tackle projects that address the city's large-scale urban design needs.

# citydesign UPDATE

This has been a very busy year for CityDesign. We started in January with the separation of the Design Commission and the CityDesign staff. The purpose was to make more efficient use of staff meetings, focusing more on the specific purview of each group. Regular meetings with all staff will be scheduled to share information and provide mutual participation where a project or specific work requires it. With great sadness we saw Dennis Meier leave our unit to join DPD's Land Use Policy Unit – his work was more related to policy decisions and his responsibilities required closer contact with that group. While we saw Dennis' move as a huge loss for our group, we are glad to know that we still have him as a resource within the wise "Oracle" of DPD. (For those who do not know, we define "The Oracle" as the "Three Wise Men" of DPD: John Skelton, Tom Hauger and Dennis Meier). Between them is more than half a century of institutional memory, city history and knowledge of City codes and plans.

In the past few months we completed the Waterfront Concept Plan, and it has been transmitted to City Council with a resolution for approval. We were able to secure funds to commission an artist to produce a waterfront image of the vision of what the waterfront could be without the Viaduct structure. This image has been used as the spearhead of the Concept Plan and as the starting point for the Public Realm Plan, which would be the next phase of our waterfront work. We participated in the Mayor's unveiling event of the Concept Plan at the Central Waterfront Park on July 26. The event gave us the opportunity to share the vision with the community and the media, and it was well received.

The next phase of our work on the waterfront is the Public Realm Plan. This work is pending until City

Council approves the Concept Plan, making funds available to proceed. In the meantime, we are collaborating with Washington State Ferries on the Colman Dock redevelopment and with the Alaskan Way Viaduct and Seawall Replacement Project.

Part of our effort also relates to development facilitation. This year we have participated in several charrettes, workshops and outside meetings. We have facilitated meetings between developers, City Departments and the community. The result of these events offers the opportunity to identify key issues, opportunities for collaboration, and to create synergies at an early phase of the project. While most of these collaborations are on small-scale projects, some involve major initiatives like Westlake Avenue Design, where street car, transit, property owners, developers and the City have an interest in creating a gateway or model for future cooperation and design.

The Blue Ring, or Pedestrian Improvement Plan, has moved to the second phase; the first phase of the project began in 2002. The Blue Ring provides the framework for a network of vital and interconnected pedestrian links and open spaces throughout the Center City. The strategy prioritizes locations for public right-of-way and open space investments, as well as street-level uses to enhance the pedestrian experience and ensure a healthy and sustainable urban environment. The Blue Ring is not intended to replace or add layers to the current street classification system in use. Its purpose is to develop and integrate many of the corridors and east-west connections that are important pedestrian links between transit facilities, parks and civic destinations. This next phase of the Blue Ring will set up the development of street design concept plans consistent with the Street Design Guidelines of the Seattle Right-of-Way Improvement Manual.



CityDesign will continue their collaboration with Seattle Public Utilities (SPU) in developing the Westlake Avenue sustainable urban design project. The purpose of this project is to create a sustainable public realm in the Denny Triangle neighborhood. In the previous phase of the project, a preliminary concept for sustainable infrastructure, street improvements, and public spaces was developed for Westlake Avenue between Olive Way and Denny Way. During the summer of 2005, developers, Seattle Department of Transportation (SDOT), the Department of Parks and Recreation (DPR) and property owners in the area collaborated. At that time, the project contemplated improvements, street car integration and opportunities for open spaces. This year, thanks to SPU collaboration and funding, we were able to involve Hewitt Architects in developing this project. The participation of SDOT, and property owners along the Midtown circle or Westlake south terminus have allowed us to make significant progress. We expect that this project will serve as an example of interdepartmental collaboration and development facilitation. We estimate design proposals in the following months.

Related to this project and as a result of the Belltown Streetscape Study, we are moving forward also with the Bell Street Green Street design. Last year the Belltown Housing and Land Use Subcommittee received a grant through the Department of Neighborhoods (DON) for neighborhood improvement study.

The Belltown neighbors identified the need to make a streetscape study of the area. CityDesign, in coordination with Makers architectural and planning firm, facilitated the work. The proposal of a Green Street and its implementation in the Belltown neighborhood represents the culmination and integration of the Blue Ring project, the sustainable urban design work and the Development Facilitation. The initial scoping meeting took place on July 27.

We have also been participating in numerous charrettes and workshops. In collaboration with the newly formed Green Building Team we have scheduled two early design workshops that will identify opportunities with developers for urban design and application for sustainable practices. Some others will focus on generation of urban design ideas, development facilitation, street design and interdepartmental coordination.

As a final note, thanks to the incredible participation of Liz Martini we have expanded our work to graphic design, exhibit and printing production. Some of the work includes document formatting for the whole Planning Division, brochures, posters, public outreach and web updates. Some special projects include the Public Space amenity "Plaque," in which a logo design will be presented to City Council for consideration.

If you have questions on the above or other projects, contact:

**Guillermo Romano, CityDesign**  
(206) 233-7808, [guillermo.romano@seattle.gov](mailto:guillermo.romano@seattle.gov)

## Public Hearing to be Held on Proposed Northgate Overlay District Ordinance

The City Council's Urban Development and Planning Committee will hold a public hearing to take comments on the proposed ordinance on Sept. 13, 2006 at 2:30 p.m. in the Council's Chamber, 2nd floor, Seattle City Hall, 600 Fourth Avenue.

The Northgate Overlay District was adopted into the Land Use Code in 1993, as part of the Northgate planning initiative. Over the last several years, the City (SDOT and DPD) have been developing a Coordinated Transportation Improvement Plan (CTIP) for Northgate, with the assistance of the Northgate stakeholders group.

Several recommendations from CTIP are now being implemented through the bill amending the Northgate Overlay District. First, the current Overlay District prohibition on sharing parking among commercial uses is

proposed to be removed, consistent with Citywide regulations. This bill also makes Northgate single occupancy vehicles (SOV) trip reduction policies consistent with Citywide practices.

In addition to implementing CTIP, the bill allows a transportation mitigation payment program, already successfully established in the South Lake Union area, to be implemented in Northgate. This will be accomplished through repeal of the Northgate SEPA policies, which generally duplicate existing policies, regulations or plans, or are outside the scope of the City's SEPA authority.

If you have questions or would like more information about the proposal, contact:

**Kristian Kofoed, DPD Land Use Planner**  
(206) 233-7191, [kristian.kofoed@seattle.gov](mailto:kristian.kofoed@seattle.gov)

## Detached Accessory Dwelling Units Approved



On Aug. 15, 2006, Mayor Greg Nickels signed Ordinance 122190 that allows detached accessory dwelling units (DADUs) in single family zones in Southeast Seattle (south of I-90 and east of I-5). The ordinance becomes effective on Sept. 14, 2006.

A recent community-led task force in Southeast Seattle developed an action agenda that recommends DADUs as a way to help housing affordability and to help existing homeowners stay in Southeast Seattle. Other community organizations in the area also support DADUs.

Eligible lots must have at least 4,000 square feet of area. The DADU standards maintain existing restrictions on lot coverage and rear yard lot coverage currently in single family zoning. As with existing accessory dwelling unit rules, owner occupancy and an off-street parking space

are required, and there are limits on the size of the units. In the case of detached ADUs, both the overall size and height of the structure are limited based on the size of the lot to help ensure they do not overwhelm the area around it.

As a result of this legislation, CAM 116, *Establishing a New Accessory Dwelling Unit* is being replaced by CAM 116A, *Establishing an Attached Accessory Dwelling Unit*; CAM 116B, *Establishing a Detached Accessory Dwelling Unit*; and CAM 606, *Illegal Dwelling Units* is being updated. The CAMs will be available to the public by Sept. 14, 2006, the effective date of the ordinance.

For more information on DADUs, contact:

**Mike Podowski, DPD Land Use Planner**  
(206) 386-1988, [mike.podowski@seattle.gov](mailto:mike.podowski@seattle.gov)

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### planning commission, *cont. from page 5*

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#### Transportation

The commission feels strongly that land use and transportation policies need to be profoundly complementary. Transportation investment decisions should begin with the goal of providing an integrated, multi-modal system that reinforces walkable neighborhoods, local transit options and strong regional connections. A good first step would be to direct growth to areas that have the appropriate existing or planned transportation infrastructure in place, such as would be the case in the Metropolitan and Larger Cities alternatives of the Vision 2020 Update. However, land use decisions are a complex undertaking and require balancing a host of criteria (including affordable housing and supporting viable industrial areas, as mentioned earlier in this letter). Ultimately, what is most important is that the

development of land use and transportation policies be an iterative process involving all the necessary government entities in a coordinated effort. Decision-making on transportation investments in the Puget Sound region is decentralized, and the Vision 2020 Update is an opportunity to tie growth targets to transportation and encourage transportation agencies to make the best decisions for providing the appropriate service and facilities to meet the needs of the region.

For more information on the Vision 2020 Update, see the Puget Sound Regional Council's website at [www.psrc.org/projects/vision/deis](http://www.psrc.org/projects/vision/deis). For more on the commission, visit [www.seattle.gov/planningcommission](http://www.seattle.gov/planningcommission) or contact:

**Scott Dvorak, Planning Analyst**  
(206) 684-8694, [scott.dvorak@seattle.gov](mailto:scott.dvorak@seattle.gov)



## Get Involved in Urban Sustainability

### Urban Sustainability Forum Event:

*Principle Base Planning, Development and Investment*

WEDNESDAY, SEPT. 20, 7 p.m.

Seattle City Hall, Bertha Landes Knight Room, 600 Fourth Ave.

*Free event; no registration required*

**FEATURING:** Jonathan F.P. Rose, President, Jonathan Rose Companies, LLC. Mr. Rose's first planning project in 1989 was as part of a team that helped master plan Seattle's Central Waterfront; his latest acquisition was Seattle's Vance building. In between, he has built a national firm whose success is based on its mission: to repair the fabric of communities.

**ALSO FEATURING:** The Victor Noriega Trio. Voted "Best Emerging Artist" by Earshot Jazz, Mr. Noriega is an up-and-coming original voice in jazz piano. Please join us at a jazz reception for Mr. Rose, presented in partnership with the Office of Arts and Cultural Affairs.

#### ABOUT THE EVENT

Jonathan F. P. Rose will discuss his work and the principles of environmentally and socially responsible planning, project management, development and investment. He will describe planning projects ranging from the rebuilding of Southern Louisiana in the wake of Hurricane Katrina, to the award winning urban infill Highland Garden Village. His talk will weave together work with smart growth, affordable housing, historic preservation and cultural institutions to demonstrate the conjunction of environmental, social and economic values.



#### ABOUT THE SPEAKER

In 1980, Jonathan F.P. Rose developed the first live/work community with internet access in every home. In 1984 he planned the country's first post-war, green, mixed-income, mixed-use large-scale transit-oriented development. By 2005, he had established the first environmentally and socially responsible national real estate acquisition fund. The breadth of his influence is

demonstrated by the diversity of awards bestowed on his work, including a National Trust for Historic Preservation Honor Award, France's "Grand Prix du Disque" Award for jazz record production, UN Corporate Best Practices Award, AIA Top 10 Environmentally Responsible Developments in the U.S., Natural Resources Defense Council's "Force for Nature" Award, Global Green USA's "Designing a Sustainable and Secure World" Award, Clean Air Excellence Award in Community, and the Connecticut Mortgage Banker's Association "Affordable Housing Award."

### About the Urban Sustainability Forum

At our energizing public forum you'll hear nationally and internationally recognized leaders in sustainable community development speak about ways we can transform Seattle into a 21st century city that is climate-neutral, pedestrian-friendly, transit-oriented, community-focused and sustainably designed.

An opportunity for business leaders and citizens to discuss urban sustainability issues and create a shared vision for the future of Seattle, these events are sponsored by the City of Seattle, the Seattle Public Library, BetterBricks, the Cascadia Chapter of the U.S. Green Building Council, and ULI Seattle.

Information on future speakers and additional events for 2006 are available on our website at [www.seattle.gov/dpd/citygreen](http://www.seattle.gov/dpd/citygreen).

If you have any questions, please contact:

**Janet Stephenson**  
[janet.stephenson@seattle.gov](mailto:janet.stephenson@seattle.gov)  
 (206) 615-1171

## A Focus on DPD's Residential Green Building Services

Homeowners and prospective buyers are becoming increasingly aware of energy and water efficiency, indoor air quality concerns, moisture issues, and the use of green products. And research shows that prospective buyers believe green homes and green home improvements matter for reasons of health, added value, and lower utility bills.

**Q:** As an architect, design-build firm or contractor, how do you use these demands for residential green building to increase your firm's competitive advantage?

**A:** Tap into the services and accumulated knowledge offered by the City Green Building program.

The City Green Building program provides education and recognition, technical assistance and financial incentives related to green building design, construction and sales that can help you:

- productively manage the design and construction process,
- effectively integrate lessons learned from previous projects,
- successfully incorporate innovative technologies
- profitably market the value of your project's green features, and
- fully utilize available incentives and resources.

### Step 1: Get Informed

Learn the latest developments in green design and technology:

**Professional Development:** Sign up for one of our trainings or workshops on Built Green™, Energy Star®, LEED™ for Homes, specific technologies such as rainwater harvesting and renewable energy, or for sales and marketing savvy. Check dpdINFO monthly newsletters and our online green event calendar at [www.seattle.gov/dpd/greenbuilding](http://www.seattle.gov/dpd/greenbuilding) for upcoming classes and events.

**Technical Briefs:** Do you know which...

- type of solar water heating system is most effective for our cloudy Pacific Northwest weather?
- framing system can both reduce your lumber costs and enhance energy efficiency?
- drywall installation method can reduce heating bills and moisture problems?

Find out answers to these questions and more

with Technical Briefs on Solar technologies, Advanced Framing, and other new and innovative technologies, available under "resources" in the Residential section of our website.

**Case Studies:** Read how others successfully completed green building projects. Our residential Case Studies demonstrate how smart technologies, eco-friendly materials, energy-efficiency and other green features combine to make a great living environment. Each Case Study provides an inside look at the goals and challenges experienced by the project team—owner, builder, architect, engineer and developer—as well as the lessons they learned from being at the cutting edge of green building.

**Remodel Guides:** Give these to your Seattle-based clients, before they give them to you. Our popular green home remodel guides are designed to equip homeowners with helpful hints on materials and strategies for their kitchen, bath and laundry, roof, paint and landscape choices, how to salvage and reuse, and how to hire a pro (like you).

### Step 2: Get Advice

If you are considering a green building project, call our residential expert for customized advice today: Thor Peterson, DPD Planner, (206) 615-0731, [thor.peterson@seattle.gov](mailto:thor.peterson@seattle.gov).

Having helped over 250 permitted residential developments in Seattle go green in the past five years alone, three things remain clear:

- 1) The key to success is early commitment to and upfront consideration of all the project opportunities related to resource-use, energy-efficiency, healthy buildings and materials, and sensitive land-use. (Whether you're building for a client, for yourself or to sell, the longer you delay these considerations, the harder it will be to effectively incorporate them into your design, and the less return you'll achieve from your project investment.)
- 2) Each project receives customized advice, based on the client goals, site, budget and project team strengths.
- 3) No project is too small or too large to go green.

The City of Seattle encourages the use of industry-recognized green building programs, and Built Green™, Energy Star® and LEED™ for Homes are most



relevant for new single-family residential development. Our residential expert can help you select, incorporate and/or apply green design strategies, innovative materials and technologies, and appropriate construction practices; understand how to manage these considerations from the outset; and capture the value of your decisions in your sales and marketing strategy.

### Step 3: Get Rewarded

As a building industry professional, you or your client can take advantage of financial incentives and technical assistance programs available from the City.

Why does the City offer financial incentives? Green

Building supports the City's sustainability goals by encouraging conservation, strengthening neighborhoods and communities, and improving quality of life. In turn, this will contribute to Seattle's economic vitality and provide long-term cost savings to taxpayers.

Through Seattle City Light, Seattle Public Utilities, Puget Sound Energy, and the federal government, homeowners and builders can receive incentives and tax credits for using high-efficiency appliances, fixtures, and building elements. See below for some of the more common incentives. For a detailed, up-to-date list of incentives, see [www.seattle.gov/dpd/greenbuilding](http://www.seattle.gov/dpd/greenbuilding) (click on Incentives).

## Energy Conservation and Renewable Energy

By specifying Energy Star® lighting fixtures, natural gas furnaces and water heaters, you can benefit from rebates and seasonal promotions. Additionally, federal tax incentives are available for builders who pursue energy efficiency and renewable energy strategies on their projects.

- Seattle City Light: [www.seattle.gov/light/conserves/resident](http://www.seattle.gov/light/conserves/resident)
- Puget Sound Energy: [www.pse.com](http://www.pse.com)
- 2005 Energy Policy Act Incentives: [www.energystar.gov](http://www.energystar.gov)

### WATER CONSERVATION:

By designing a home that requires less potable water for landscape irrigation, toilet flushing, and clothes washing, you can receive utility conservation rebates and resources.

- Seattle Public Utilities Conservation Programs:  
[www.savingwater.org](http://www.savingwater.org)

### TRANSPORTATION:

Increase the borrowing potential of your buyers by siting your building project in-city and increasing their eligibility for a location efficient mortgage, which can include discounts on public transportation. In-city living reduces the need to travel by car, which in turn protects our Northwest environment and lessens our contribution to greenhouse gas emissions.

- Location Efficient Mortgages: [www.seattle.gov/housing/LEM](http://www.seattle.gov/housing/LEM)

### GET STARTED!

Whether you're brand new or a seasoned hand at green building, contact our residential expert to learn how to stay abreast of training opportunities, access customized assistance, and find out about incentives available to you or your clients. Remember: starting early is the key to successful green building. Contact our residential expert:

**Thor Peterson, DPD Planner**  
(206) 615-0731, [Thor.peterson@seattle.gov](mailto:Thor.peterson@seattle.gov)

## About the City Green Building Program

With a mission to make green building standard practice in Seattle through education, technical assistance and incentives, the City Green Building program is organized to inspire, advise and support project teams, and to create value for green building projects for City-owned facilities and in the following market sectors: Single-Family Residential, Multifamily Residential, Commercial and Institutional projects, and for Sustainable Communities. For more comprehensive information about the City Green Building program, visit [www.seattle.gov/dpd/greenbuilding](http://www.seattle.gov/dpd/greenbuilding).



## Workshops for Pros featured Sept. 18-22 at High Point Green Living Expo

The Green Living Expo at West Seattle's High Point (Sept. 16, 17, 23 and 24) will feature green home tours, educational sessions, and activities galore for the whole family. In conjunction with the consumer-focused event, DPD is co-sponsoring a week's worth of residential green building workshops for design and construction professionals, developers and real estate agents. Learn about everything from innovative stormwater management strategies and the latest in photovoltaic technology to how to use green building systems such as Built Green™, LEED™ for Homes and Energy Star® Homes. Choose from one, several or all of the following sessions:

### Monday, Sept. 18

#### 8-10 a.m.: The Naked Truth about Green

For serious marketers of new homes. Discover the "top ten hot buttons" for buyers and lessons learned by the experts.

#### 10 a.m.-12 p.m.: Introduction to Built Green™

Learn the ins and outs of the program from the director of Built Green™, the Master Builders of King and Snohomish Counties' environmental building program. This class is required for builders certifying homes as Built Green™.

### Tuesday, Sept. 19

#### 8 a.m.-12 p.m.: Stormwater Management Innovations at High Point

Learn about High Point's award-winning "Natural Drainage Systems" approach to stormwater management and receive practical information on creating successful landscapes that turn an infrastructural requirement into an amenity.

### Wednesday, Sept. 20

#### 8-10 a.m.: Thinking Green: Linking Builder and Consumer Perceptions

A disconnect exists in today's market between what builders perceive homeowners want and what homeowners perceive builders should accomplish. This session aims to create a common language and goals to remedy this disconnect.

#### 10-11 a.m.: Flexcar as an Amenity of Sustainable Community Development

Learn how Flexcar, the car-sharing service, can provide transportation in urban settings to reduce car dependence and create opportunities in community development. (This session is offered free of charge.)

### Thursday, Sept. 21

#### 8-10 a.m.: Grid-tied Solar Electric Systems

Photovoltaic (solar electric) systems are a central part of a diverse renewable energy portfolio. This session will introduce the technology and its place in helping achieve energy independence.

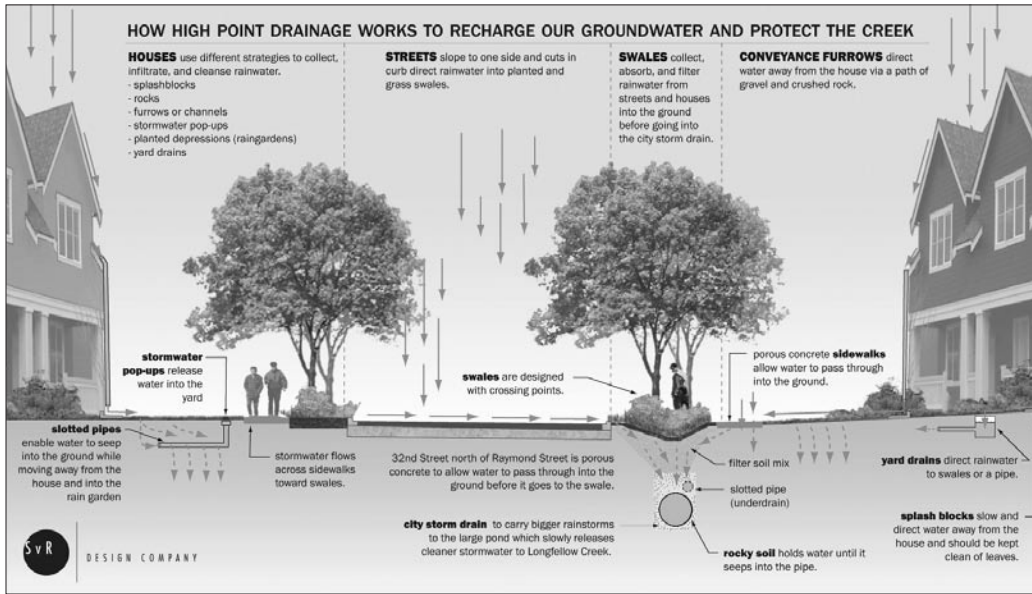
#### 10 a.m.-12 p.m.: LEED™ for Homes

LEED™ for Homes is the U.S. Green Building Council's new residential green building rating system, currently in pilot stage nationwide. Learn how LEED™ for Homes works and receive the latest news on the pilot, which currently has over 170 builders and nearly 800 homes enrolled.

### Friday, Sept. 22

#### 8 a.m.-12 p.m.: House as a System

This half-day workshop outlines how heat, moisture and ventilation interact in a home, and how smart design and construction practices can produce a home that is durable, healthy and energy efficient. Learn from experts how to make it happen on your projects.



*How High Point drainage works to recharge our groundwater and protect the creek; illustration by SvR Design.*



*Planting strips between the sidewalk and the street function as natural drainage swales, protecting Longfellow Creek and supporting returning coho and chum salmon; photo by SvR Design.*

## 1-3:30 p.m.: Energy Star® Homes Lighting Orientation

Learn from the experts how energy efficient lighting design and fixtures can look great and save energy for homeowners, and help your project qualify for Energy Star® Homes certification. Includes a tour of green homes at High Point.

## 1-4:30 p.m.: Green Home Sales Boot Camp

This interactive workshop gives sales staff and real estate agents the tools they need to sell Energy Star® and Built Green™ homes. Focusing on key features and benefits of green homes and using tours of High Point green homes, this session will prepare you for conveying the value of green building to clients.

All sessions will be held at the High Point Community Center in West Seattle. Morning sessions include breakfast; afternoon sessions include lunch. Sessions range in price from \$10-30, depending on meals and class length. Register for the series and receive a discount. Visit [www.seattle.gov/dpd/citygreen](http://www.seattle.gov/dpd/citygreen) (see the Green Event Calendar under Events & News) for registration information.

For more informations, contact:

**Thor Peterson, DPD Planner**  
(206) 615-0731, [thor.peterson@seattle.gov](mailto:thor.peterson@seattle.gov)



## 2006 BetterBricks Award Nominations Due Sept. 7

The BetterBricks Awards recognize architects, engineers, developers, building owners, building operators, facility managers, service providers and other building professionals for their support, use and design of sustainable, high performance, commercial buildings with a special emphasis on energy efficiency in the Northwest. BetterBricks Award winners will be awarded in multiple categories, focusing on the people behind the best projects in the Northwest.

Categories for this year's awards include owner/decision maker, designer, advocate, service provider and facility operator/manager.

If you know a champion or leader who deserves to be recognized, nominate them for the 2006 BetterBricks Awards at [www.betterbricksawards.com](http://www.betterbricksawards.com), and plan on joining us for the awards breakfast in conjunction with the Urban Sustainability Forum on Oct. 27.

### BetterBricks Awards – Puget Sound

Nomination deadline: Sept. 7, 2006

Event: Oct. 27, 2006; 7:30 - 9 a.m. seated breakfast

Bell Harbor–Pier 66, Seattle

Featured Speaker: Scott Muldavin

For questions or help with the nomination page, contact:

**Therese Lang**

**(503) 241-1124, [therese@coateskokes.com](mailto:therese@coateskokes.com)**

#### About BetterBricks

BetterBricks is the commercial initiative of the Northwest Energy Efficiency Alliance, which is supported by local electric utilities. BetterBricks advocates changes to energy-related business practices in Northwest buildings. At [www.betterbricks.com](http://www.betterbricks.com), you'll find the information, tools, training and resources to help your building make a difference to your bottom line.

## Maintain Your Competitive Advantage as America "Goes Green"

In the last two months alone *Newsweek*, *Forbes*, *Fortune*, *The New York Times*, *Vanity Fair*, and *Dwell* have all reported on the mainstream "Greening of America."

With demand for green construction and remodeling continuing to exceed supply in Seattle, the Sustainable Building Advisor Training Program, co-sponsored by Seattle City Light and Seattle Central Community College, can improve your skills in a rapidly growing field and position your company for what is ahead—a green building boom.

### A Learning Experience Designed For Professionals

Through interactive class discussion, rigorous inquiry and hands-on exercises and field trips, experts in their fields will present the proven and latest in sustainable design, construction and operation techniques with an emphasis on both practical applications and underlying theories.

Course content will address various types of construction (commercial, residential, renovation and new) and development (greenfield, redevelopment).

The class is a unique networking opportunity, with over 170 previous participants include representatives from:

- Leading architecture and engineering firms
- Government agencies
- Local developer representatives
- Private facilities and capital project managers
- Building contractors
- Research institutions
- Resource conservation specialists

By the end of the training program, participants should be able to:

- Identify and discuss the key practices of sustainable building.
- Establish competencies in applying LEED™, Built Green™ and other relevant criteria or established guidelines.
- Analyze the costs and benefits of incorporating sustainable building measures.
- Take advantage of financial incentives and technical assistance offered by government, utilities and non-profit organizations.
- Work with architects, designers, builders, building operators, and utilities to improve a building's performance.
- Establish a sustainable design goal for project development.
- Assist in the education and training of staff in sustainable building.

For detailed course information and final registration for the fall program go to [www.sustainableseattle.net](http://www.sustainableseattle.net) or contact:

**Ana Ambion, Seattle Central Community College**  
**(206) 587-5476, [aambion@sccd.ctc.edu](mailto:aambion@sccd.ctc.edu)**



## Firming Up Concrete-Related Director's Rules

### *Old rules updated; new rule for pilot program*

DPD staff have recently updated the concrete-related Director's Rules to reflect current standards; some of the rules, while still workable, needed updated code references and procedures. At the same time, DPD created a new rule regarding procedures to follow when performing continuous batch plant inspections and a pilot program for periodic batch plant inspections. Drafts of the revised rules and new rule will be made available for public comment at [www.seattle.gov/dpd/news](http://www.seattle.gov/dpd/news).

The revised rules (please be aware that rule numbers change with updates) are:

- **DR 11-2006, Augercast Piles** (formerly DR 26-87; draft available for review now)
- **DR 12-2006, Continuously Approved Concrete Design Mixes: Review Criteria and Procedure** (formerly DR 27-87; draft available mid-September)
- **DR 13-2006, Shotcrete for Structural Applications, Including Duties and Responsibilities of Registered Special Inspectors** (formerly DR 35-96; draft available mid-September)
- **DR 20-2006, Special Inspections of Post-tensioned Concrete** (formerly DR 34-2005; draft available mid-September)

The new rule, **DR 14-2006, Continuous and Periodic Batch Plant Inspection Procedures**, also is currently available for comment. This rule documents the procedures for a special inspector to follow when performing continuous batch plant inspections.

DPD is also implementing a new periodic batch plant inspection program (PBPI). The primary goal of this new program is to reduce the number of batch plant inspections required for concrete mixes with  $f'_c$  greater than 6,000 psi. For a concrete design mix to be approved for PBPI, the mix must have a proven strength track record, be approved by the engineer of record, and be approved by DPD. While this is a deviation from the Seattle Building Code, DPD has instituted additional requirements for concrete mixed under PBPI. These additional requirements will assure that PBPI concrete poured within the city of Seattle will achieve the same level of excellence that Seattle has achieved through the use of continuous batch plant inspections.

If you have comments or concerns, please contact:

**Jerry Abson, DPD Structural Concrete Inspector**  
(206) 233-7902, [jerry.abson@seattle.gov](mailto:jerry.abson@seattle.gov)

**Vicki Baucom, DPD Technical Code Analyst**  
(206) 233-2757, [vicki.baucom@seattle.gov](mailto:vicki.baucom@seattle.gov)

## Client Assistance Memos

### NEW

- **CAM 100, Getting a Multifamily or Commercial Construction Permit from DPD.**

### UPDATED

- **CAM 101, Getting a Single Family Building Permit from DPD**, was updated to reflect IDT project requirements (see pg. 2).
- **CAM 103, Site Plan Requirements**, was updated to reflect IDT project requirements (see pg. 2).
- **CAM 213A, Application Requirements for Short Subdivisions**, was revised to remove references to the discontinued drop-off application process.

CAM updates are available online at [www.seattle.gov/dpd/publications](http://www.seattle.gov/dpd/publications). Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave, (206) 684-8467.

## Director's Rules

### FINAL

- **DR 19-2006, Requirements for Wetland Professionals and Wetland Delineation Reports**, became effective Aug. 16, 2006.

The following rules (joint rulings with DPD and Seattle Public Utilities) became effective Sept. 1, 2006:

- **DR 2-2006, Requirements for Design and Construction of Side Sewers (Wastewater Discharges)**
- **DR 3-2006, Requirements for Design and Construction of Service Drains (Drainage Water Discharges)**

### DRAFT

The following Director's Rules were available for review through Aug. 22, 2006:

- **DR 21-2006, Regulation of Mechanical Equipment in Public Places**, (joint ruling with SDOT). For more info, contact Maureen Traxler, (206) 233-3892, [maureen.traxler@seattle.gov](mailto:maureen.traxler@seattle.gov).
- **DR 22-2006, Housing Bonus for Additional Residential Floor Area in DOC 1, DOC 2, DMC 240/400, and DMC 340/400 zones** (joint ruling with the Office of Housing). For more, contact Dennis Meier, (206) 684-8270, [dennis.meier@seattle.gov](mailto:dennis.meier@seattle.gov).

**IMPORTANT:** Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the *Daily Journal of Commerce*. Land use rules are also published in DPD's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR). To view the bulletin online or to receive an email alert when it is posted online, visit [www.seattle.gov/dpd/notices](http://www.seattle.gov/dpd/notices). To receive a printed version by mail, please contact Betty Galarosa, [betty.galarosa@seattle.gov](mailto:betty.galarosa@seattle.gov), (206) 684-8322.

## HOW TO REACH US AT DPD

### Permits

General Applications ( <i>Applicant Svcs Ctr</i> ) .....	206-684-8850
Address Assignment .....	684-8850
Cashier .....	386-9780
Design Review Program .....	233-3823
Drainage & Sewer Review ( <i>incl side sewer</i> ) .....	684-5362
Land Use Reviewers ( <i>see note below*</i> ) .....	n/a*
Master Use Permits .....	684-8467
Plans Routing .....	684-8169
Over-the-Counter (OTC) Permits .....	684-8464
Plumbing & Gas Piping Permits .....	684-5198
Sign Permits .....	684-8419

### Inspections

Inspection Requests: General .....	684-8900
Inspectors: General .....	684-8950
Site/Erosion Control .....	684-8860

### Planning

CityDesign (urban design office) .....	615-1349
Comprehensive Planning .....	233-0079
Land Use Policy .....	684-8880
Seattle Design Commission .....	615-1349
Seattle Planning Commission .....	684-0433

### Administration

Office of the Director .....	684-8899
Community Relations .....	233-3891
Accounting .....	684-4175

### Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 615-0808

### Information

General Department Information .....	684-8600
Applicant Services Center (ASC) .....	684-8850
<i>Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm</i>	
Code Compliance Division ( <i>enforcement info</i> ) .....	615-0808
Events & Classes .....	684-8443
GIS Maps & Services .....	684-0965
Licensing & Testing ( <i>gas piping, steam eng, refrig</i> ) ...	684-5174
Media Relations .....	233-3891
Microfilm Library .....	233-5180

*Hours: M,W,F: 9am-4:30pm; Tu,Th: 10:30am-4:30pm*

Property Owner/Tenant Assistance .....	684-7899
Public Resource Center (PRC) .....	684-8467

*Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm*

Publications .....	684-8467
Site Development .....	684-8860
Sustainable (Green) Building .....	684-8880
Tech Support: Building Code ( <i>1-4:15pm</i> ) .....	684-4630
Tech Support: Electrical Code ( <i>7am-4:30pm</i> ) .....	684-5383
Tech Support: Energy/Mech Code ( <i>1-4:15pm</i> ) .....	684-7846
Zoning Info ( <i>general, not site-specific*</i> ) .....	684-8467
Zoning Info ( <i>site-specific Single Family*</i> ; <i>1-4:15pm</i> ) ....	684-8850

\* Due to the complexity of Seattle's Land Use Code, all other types of information must be obtained in person at DPD's Applicant Services Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave.

[www.seattle.gov/dpd](http://www.seattle.gov/dpd)

Subscription Info: (206) 684-8443

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